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Flat 2, 3 Marlborough Street, Scarborough, North Yorkshire YO12 7HG

**Guide price\* £40,000+**

**A two bedroom second floor flat forming part of a converted former large residential property located in a pleasant residential area close to the sea front**

#### **Location**

Marlborough Street is off Castle Road close to Scarborough Castle and conveniently placed for access to the North Marine Road, Scarborough Cricket Club, Peasholm Park and lake, local shops, supermarkets, bus routes, the town centre, rail station and sea front.

#### **Description**

A two bedroom converted second floor flat with electric panel and convector heating, no gas and part Upvc double glazing. Good potential for a buy to let investment.

#### **Accommodation**

Ground Floor Communal Entrance **Second Floor** Entrance Hall, Living Room, Two bedrooms, Shower room/wc **Outside** Communal gardens

#### **EPC**

Energy Efficiency Rating – C

#### **Auction Valuer**

Tony Webber FRICS

#### **Viewing**

Strictly by appointment with Blundells Auctions on 0151 734 7509

